

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1802/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

South Melbourne

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

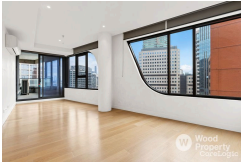
Date of sale

803/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$465,000	09-Apr-24
1007/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$475,000	06-May-24
1507/38 ALBERT ROAD SOUTH MELBOURNE VIC 3205	\$470,000	29-Nov-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 May 2024



**803/38 ALBERT ROAD SOUTH
 MELBOURNE VIC 3205**

 1  1  -

Sold Price **\$465,000** Sold Date **09-Apr-24**

Distance **0km**



**1007/38 ALBERT ROAD SOUTH
 MELBOURNE VIC 3205**

 1  1  1

Sold Price ^{RS} **\$475,000** Sold Date **06-May-24**

Distance **0km**



**1507/38 ALBERT ROAD SOUTH
 MELBOURNE VIC 3205**

 1  1  1

Sold Price **\$470,000** Sold Date **29-Nov-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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